

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction Goshen  
 Allocation Code T20115  
 Allocation Area Name North US 33

## Form Prepared By:

Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	43,433,448	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	42,610,152	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$86,043,600
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	84,148,600	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	682,200	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	985,500	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$84,451,900
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98150
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$42,629,929
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$41,518,671
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.5668
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,480,888
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.5668
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98150

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
 County Auditor (Signature)

Patricia A. Pickens  
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian P. Bennett  
 Commissioner, Department of Local Government Finance

8/9/19  
 Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction City of Elkhart  
Allocation Code T20117  
Allocation Area Name Pierre Moran

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>2,820,031</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>9,621,722</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$12,441,753</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>13,168,870</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>54,600</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>125,995</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>300,000</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$12,940,265</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04007</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,933,030</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$10,235,840</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5872</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$367,180</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.5872</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04007</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian P. Bryant  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction City of Elkhart  
Allocation Code T20118  
Allocation Area Name Cassopolis

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	162,223,843	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	98,662,168	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$260,886,011
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	274,904,948	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	17,965,212	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	991,400	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$257,931,136
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98867
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$160,385,847
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$114,519,101
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.5867
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$4,107,457
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.5867
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98867

I, Patricia A. Pickens, Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Elkhart County  
Allocation Code T20121  
Allocation Area Name South Benton

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	697,641	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	5,177,169	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$5,874,810
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	8,313,975	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,549,200	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$5,764,775
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98127
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$684,574
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$7,629,401
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.4675
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$111,961
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		1.4675
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98127

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian P. Bryant  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Elkhart County  
Allocation Code T20122  
Allocation Area Name Northwest Gateway

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakerity.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>5,177,808</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>13,329,467</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$18,507,275</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>23,059,510</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,297,015</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>409,300</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$18,171,795</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98187</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$5,083,934</u>	
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$17,975,576</u>	
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.0574</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$369,830</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>2.0574</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98187</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

Slate Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Goshen  
Allocation Code T20125  
Allocation Area Name Plymouth Avenue

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>6,856</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>1,859,944</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,866,800</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>1,839,000</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$1,839,000</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98511</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$6,754</u>	
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$1,832,246</u>	
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.2582</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$59,698</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>3.2582</u>	

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.98511

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction City of Elkhart  
 Allocation Code T20126  
 Allocation Area Name Technology Park

## Form Prepared By:

Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>14,561,522</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>2,812,578</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$17,374,100</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>17,914,900</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>609,700</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$17,305,200</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99603</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,503,713</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,411,187</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5872</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$122,366</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.5872</u>

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.99603

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Goshen  
Allocation Code T20128  
Allocation Area Name Goshen Downtown

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	14,515,169	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	2,729,765	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$17,244,934
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	16,923,805	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	34,128	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	465,700	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$17,355,377
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00640
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$14,608,066
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,315,739
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.2582	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$75,451	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	3.2582	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00640

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Wesley B. Burt  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Bristol  
Allocation Code T20130  
Allocation Area Name South State Road 15

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>41,946,073</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>33,758,962</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$75,705,035</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>74,931,975</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>489,100</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>219,500</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>122,130</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$74,540,245</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98461</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$41,300,523</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$33,631,452</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4722</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$831,437</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.4722</u>

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.98461

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Bristol  
Allocation Code T20132  
Allocation Area Name North State Road 15

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakerhtly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>5,042,122</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>3,952,849</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,994,971</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>9,734,523</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>646,500</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$9,088,023</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01034</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,094,258</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,640,265</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4722</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$114,717</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.4722</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01034</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Middlebury  
Allocation Code T20134  
Allocation Area Name Elroy Drive Industrial Park

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@btakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	10,054,302	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	22,281,698	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$32,336,000
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	38,112,500	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	4,154,600	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	25,900	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$33,983,800
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.05096
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$10,566,669
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$27,545,831
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.7311
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$752,304
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		2.7311
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.05096

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction City of Elkhart  
Allocation Code T20136  
Allocation Area Name South Main Street Gateway

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>53,104,370</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>13,977,108</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$67,081,478</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>66,156,914</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>370,000</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>256,810</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$66,043,724</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98453</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$52,282,845</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$13,874,069</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.8472</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$533,763</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.8472</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98453</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name 

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edgar R. Brown  
Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Goshen  
Allocation Code T20138  
Allocation Area Name Southeast EDA

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>154,206,350</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>39,650,561</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$193,856,911</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>204,510,546</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>10,963,275</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,080,000</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$194,627,271</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00397</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$154,818,549</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$49,691,997</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2582</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,619,065</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2582</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00397</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name 

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edmund Beaufort  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Goshen  
Allocation Code T20139  
Allocation Area Name Consolidated River Race/US 33

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	59,372,852	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	21,626,927	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$80,999,779
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	99,448,854	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	17,452,904	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	63,900	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	152,210	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$81,907,640
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01121
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$60,038,422
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$39,410,432
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.3354
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,314,496
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.3354
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01121

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

\_\_\_\_\_  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction City of Elkhart  
Allocation Code T20141  
Allocation Area Name Consolidated South Elkhart EDA

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	6,126,737	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	501,463	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,628,200
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	6,552,300	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$6,552,300
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98855
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,056,586
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$495,714
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.8551
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$19,110
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.8551
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98855

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edmund Beaud  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Wakarusa  
Allocation Code T20145  
Allocation Area Name SR 19 Corridor

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakeritilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>55,870,819</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>17,477,147</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$73,347,966</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>74,018,903</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>717,100</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>252,230</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$73,554,033</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00281</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$56,027,816</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$17,991,087</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.6833</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$482,755</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.6833</u>

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)****1.00281**

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base-assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Ed Shep  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Elkhart County  
Allocation Code T20147  
Allocation Area Name State Road 13 Interchange

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	39,703,766	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	24,783,480	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$64,487,246
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	73,740,070	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	7,861,686	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	376,380	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$65,502,004
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01574
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$40,328,703
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$33,411,367
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.8592
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$621,184
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		1.8592
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01574

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Bristol  
Allocation Code T20148  
Allocation Area Name Bristol East EDA

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>2,146,362</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>5,712,018</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,858,380</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>9,488,120</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>118,900</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,749,040</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$7,857,980</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99995</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,146,255</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,341,865</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4722</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$181,506</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.4722</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99995</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Bristol East EDA

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)